

# **Bethel Island Municipal Advisory Council**



**Phil Kammerer, Chair**

**Office of Supervisor Diane Burgis  
Contact: Lea Castleberry  
3361 Walnut Blvd., Suite 140  
Brentwood, CA 94513**

Phil Kammerer, Chair  
Belinda Bittner, Vice Chair  
Pam Allen, Councilmember  
Rob Brunham, Councilmember  
Mark Whitlock, Councilmember

*The Bethel Island Municipal Advisory Council serves as an advisory body to the  
Contra Costa County Board of Supervisors and the County Planning Agency.*

## **MAC AGENDA**

**Tuesday, August 10, 2021  
6:00 P.M.**

*To slow the spread of COVID-19, the Contra Costa County Health Officer's Shelter Order prevents public gatherings. In lieu of a public gathering, the Bethel Island Municipal Advisory Council Meeting will be accessible via teleconference to all members of the public as permitted by the Governor's Executive Order N-29-20.*

**Board meetings can be accessed via Zoom:**

<https://ccccounty-us.zoom.us/j/2830849836>

**or**

**Dial In: (888) 278-0254**

**Conference code: 142291**

**To access the full agenda packet, please visit:**

<https://www.contracosta.ca.gov/AgendaCenter/ViewFile/Agenda/3639?html=true>

The Bethel Island Municipal Advisory Committee will provide reasonable accommodations for persons with disabilities planning to attend the meeting who have special needs. Please contact Lea Castleberry from Supervisor Burgis Office at least 72 hours before the meeting by calling (925) 252-4500 or by email at [Lea.Castleberry@bos.cccounty.us](mailto:Lea.Castleberry@bos.cccounty.us)

Materials distributed for the meeting are available for viewing by emailing Lea Castleberry at the address listed above.

# Bethel Island Municipal Advisory Council



Phil Kammerer, Chair

Office of Supervisor Diane Burgis  
Contact: Lea Castleberry  
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1. **Call to Order/Roll Call**

2. **Approval of Agenda**

3. **Public Comment (3 Minutes/speaker)**

*Time is allotted under Public Comment for those persons who wish to speak for up to three minutes on any item NOT on the agenda. Persons who wish to speak on matters on the agenda will be heard for up to three minutes when the Chair calls for comments. After persons have spoken on an agenda item, the hearing can be closed by the Chair and the matter is subject to discussion and action by the MAC. Persons wishing to speak are requested to fill out a speaker card.*

4. **Agency Reports**

- a. Office of the Sheriff
- b. California Highway Patrol
- c. East Contra Costa Fire Protection District
- d. Office of Supervisor Diane Burgis

5. **Consent Items**

*All matters listed under Consent Items are considered by the MAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the MAC or a member of the public prior to the time the MAC votes on the motion to adopt.*

- a. Approve Draft Record of Actions—July 13, 2021

6. **Presentations**

- a. None.

7. **Items for Discussion and/or Action**

- a. Community Projects for Downtown area with Mitigation Funds (*Ongoing*)

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## **8. Committee Reports/Member Reports**

- a. Code Enforcement
- b. Bethel Island Chamber of Commerce
- c. Bethel Island Municipal Improvement District
- d. Bethel Island Post Office
- e. Ad Hoc Park Committee
- f. San Joaquin Yacht Club
- g. Ad Hoc Fire Safety Committee
- h. Scout Hall
- i. Citizens' Fire Committee
- j. Heart Safe Communities Program

## **9. Correspondence/Announcements**

- a. R-07/15/21 County Planning Commission Agenda for July 14, 2021
- b. R-07/15/21 County Zoning Administrator Agenda for July 19, 2021
- c. R-07/20/21 County Planning Commission Agenda for July 28, 2021
- d. R-08/03/21 County Planning Commission Cancellation Notice for August 11, 2021
- e. R-08/03/21 Notice of Public Hearing for August 16, 2021
- f. R-08/03/21 Notice of Public Hearing for August 16, 2021
- g. R-07/27/21 County Zoning Administrator Agenda for August 2, 2021

## **10. Future Agenda Items**

## **11. Adjourn**

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# Bethel Island Municipal Advisory Council



Phil Kammerer, Chair

Office of Supervisor Diane Burgis  
Contact: Lea Castleberry  
3361 Walnut Blvd., Suite 140  
Brentwood, CA 94513

Respectfully submitted by:  
Deputy Chief of Staff, Lea Castleberry

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Contra Costa County Board of Supervisors and the County Planning Agency.*

## Draft Record of Actions

6:02 p.m.

July 13, 2021

**MEMBERS PRESENT:** Chair Phil Kammerer, Vice Chair Belinda Bittner, Councilmember Allen, Councilmember Brunham (late) and Councilmember Whitlock

**MEMBERS ABSENT:**

**APPROVAL OF AGENDA:** Motion to approve the agenda as presented made by Kammerer. Second made by Whitlock. Motion carried: 4-0. AYES: Allen, Bittner, Kammerer, and Whitlock.

**PUBLIC COMMENT:**

Jody – A lot of constituents who are not happy with the direction of this board. If you are going to approve large items that affect the community like the concrete medium, I would suggest a town hall. Can you add that to the next agenda?

**AGENCY REPORTS:**

- a. **Office of the Sheriff:** Lt. Johnson provided the activity report for the month of June.
- b. **California Highway Patrol:** Officer Thomas provided the activity report for the month of June.
- c. **East Contra Costa Fire Protection District:** Battalion Chief Ross Macumber provided the activity report for the month of June; Fire Board meeting on 7/14/21 to discuss consolidation; working on Zone Haven Evacuation Software to allow for faster evacuations for local agencies and will be creating a "Know Your Zone" campaign soon. Director Stephen Smith provided an update on the East Contra Costa Fire Board policies and activities.
- d. **Office of Supervisor Diane Burgis:** Lea Castleberry, Deputy Chief of Staff provided an update on Covid-19 efforts; update to in-person MAC meetings.

**CONSENT ITEMS:**

- a. **Approval of the Record of Actions for June 8, 2021:** Motion to approve the draft record of actions as presented made by Whitlock. Second made by Brunham. Motion carried: 5-0. AYES: Allen, Bittner, Brunham, Kammerer, and Whitlock.

**PRESENTATIONS**

- a. **County Code Enforcement on Illegal Dumping Task:** Item deferred to a future meeting.

**ITEMS FOR DISCUSSION AND/OR ACTION:**

- a. **Agency Comment Report CDV21-01016: Applicant requests a variance permit to allow an 8.8-foot rear yard variance (where 15 feet is required) for an 8-horse stall/barn.** Motion to approve Agency Comment Request CDV21-01016 as presented made by Councilmember Whitlock. Second made by Councilmember Brunham. Motion carried: 5-0. AYES: Allen, Bittner, Brunham, Kammerer, and Whitlock.
- b. **Community Projects for Downtown area with Mitigation Funds:** Whitlock reported that 4 more tiles will be needed to complete the project and will work with BIMID on the cost.

**COMMITTEE REPORTS/MEMBER REPORTS**

- a. **Code Enforcement:** No Report.
- b. **Bethel Island Chamber of Commerce:** Chamber working to make Bingo event twice a month.
- c. **Bethel Island Municipal Improvement District:** No Report.
- d. **Bethel Island Post Office:** No Report.
- e. **Ad Hoc Park Committee:** No Report.
- f. **San Joaquin Yacht Club:** No Report.
- g. **Ad Hoc Fire Safety Committee:** No Report.

This meeting record is provided pursuant to Better Government Ordinance 95-6, Article 25-2.205(d) of the Contra Costa County Ordinance Code.

- h. **Scout Hall:** Scout Hall is open for business and working on the camera installation.
- i. **Citizens' Fire Committee:** No Report.
- j. **Heart Safe Communities Program:** No Report.

**CORRESPONDANCE/ANNOUNCEMENTS**

- a. R-06/08/21 County Zoning Administrator Agenda for June 7, 2021
- b. R-06/04/21 County Planning Commission Agenda for June 9, 2021
- c. R-06/10/21 County Zoning Administrator Agenda for June 21, 2021
- d. R-06/17/21 County Planning Commission Agenda for June 23, 2021
- e. R-06/11/21 Notice of Public Hearing for June 23, 2021
- f. R-06/30/21 County Zoning Administrator Agenda for July 7, 2021
- g. R-06/23/21 Notice of Public Hearing for July 7, 2021
- h. R-06/24/21 County Planning Commission Agenda for July 14, 2021

**FUTURE AGENDA ITEMS**

CCC Illegal Dumping Task Force Update

**ADJOURNMENT**

There being no further business before the Bethel Island Municipal Advisory Council, Chair Kammerer adjourned the meeting at 7:03pm. The next regularly scheduled Bethel Island Municipal Advisory Council meeting on August 10, 2021 at 6:00p.m. and location to be determined due to Covid-19.

RECEIVED

JUL 15 2021

**COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
WEDNESDAY, WEDNESDAY, JULY 14, 2021  
30 MUIR ROAD  
MARTINEZ, CALIFORNIA 94553**

BY: \_\_\_\_\_

CHAIR: Kevin Van Buskirk  
VICE-CHAIR: Bhupen Amin  
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

*To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Planning Commission meeting will be accessible via television and live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20.*

Commission meetings can be accessed live either online or by telephone. ACCESS THE MEETING LIVE ONLINE AT

<https://cccouny-us.zoom.us/j/84805884732>

Meeting ID: 848 0588 4732

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

*When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application. If you need assistance with your All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting audio, please dial 888-796-6118. If you need assistance with your online access, please dial 888-793-6118.*

PERSONS WHO WISH TO ADDRESS THE COMMISSION DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE OR DURING THE MEETING BY EMAIL AT [planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us) OR BY VOICEMAIL AT (925) 655-2860

*The Commission Chair may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.*

\*\*\*\* 6:30 P.M. \*\*\*\*

1. PUBLIC COMMENTS:
2. PUBLIC HEARINGS:
- 2a. LIN YATES (Applicant) -MIRAMONTE COMPANY (Owner) – JEANNE ANDRE (Appellant), County File #CDTP21-00012: This is an appeal of the Zoning Administrator's decision to approve a Tree Permit to remove a code protected 30" Valley Oak Tree. The code protected tree is located on the common area of Subdivision 4127 Northgate Parcel C, between parcels 70 and 71 at the address of 3148 Lippizaner Lane, in the unincorporated Walnut Creek area of Contra Costa County. (Zoning: Planned Unit (P-1)) (APN: 138-091-064) EL Staff Report
3. STAFF REPORT:
4. COMMISSIONERS' COMMENTS:

5. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, JULY 28, 2021.

# CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, JULY 19, 2021  
30 MUIR ROAD  
MARTINEZ, CA 94553

**RECEIVED**

JUL 15 2021

\*\*\*1:30 P.M.\*\*\*

BY: \_\_\_\_\_

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT <https://cccounvty-us.zoom.us/j/82663329027>

Meeting ID: 826 6332 9027

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application.  
PERSONS WHO WISH TO ADDRESS THE ZONING ADMINISTRATOR DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE THE MEETING BY EMAIL AT [planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us) OR BY VOICEMAIL AT (925) 655-2860

All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

If you wish to view the meeting only, but not participate, the meeting can be viewed at [http://contra-costa.granicus.com/ViewPublisher.php?view\\_id=13](http://contra-costa.granicus.com/ViewPublisher.php?view_id=13).

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 655-2860.

1. PUBLIC COMMENTS:

2. LAND USE PERMIT: PUBLIC HEARING

- 2a. MISION PENTECOSTES CASA DE ALFARERO INTERO (Applicant & Owner), County File #CDLP19-02001: An application for approval of a Land Use Permit for the construction of a new 23,000-square-foot church for the Mision Pentecostes congregation to replace the existing facility at 2224 Willow Pass Road, with a tree permit to remove one code protected palm tree. The existing 1,232-square-foot residence will remain and will be used as housing for the church pastor. The subject properties are located at 2239 Willow Pass Road and 29 Bella Vista Road in the Bay Point area. (Zoning: Bay Point Planned Unit (P-1) District) (APNs: 095-081-020 & 095-081-023) GF Staff Report



- 2b. GLOBAL SIGNAL ACQUISITIONS II, LLC ("CROWN CASTLE"), C/O NICOLE COMACH (Applicant) - ROBERT D. AND VELINA M. HERRENKOHL (Owner), County File #CDLP21-02009: A request for approval of a land use permit to allow the renewal of expired Land Use Permit #CDLP11-02009, for the continued operation of an existing wireless telecommunications facility. Sprint is presently leasing space on the existing tower and no modifications to the existing facility are proposed at this time. The subject property is located at 816 Port Chicago Highway, Bay Point area of unincorporated Contra Costa County. (Zoning: P-1, Planned Unit Development) (Assessor's Parcel Number: 098-020-001) DL Staff Report
3. DEVELOPMENT PLAN: PUBLIC HEARING
- 3a. ANDREW DABILL (Applicant) - CHRISTOPHER KRETZ (Owner), County File #CDDP21-03011: An application for a Development Plan to allow the construction of a 696-square-foot outdoor accessory shade structure that will cover an existing permitted plant nursery outdoor display for an Ace Hardware business. The shade structure will be located on existing hardscape and will not expand the current use. The subject property is located at 3207 Danville Boulevard in the Alamo area. [Zoning: Retail-Business (R-B), Cannabis Exclusion Combining District (-CE), Sign Control Combining District (-S-2) APN: 198-010-016] EL Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 2, 2021.

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**COUNTY PLANNING COMMISSION  
CONTRA COSTA COUNTY  
WEDNESDAY, JULY 28, 2021  
30 MUIR ROAD  
MARTINEZ, CALIFORNIA 94553**

**RECEIVED**

JUL 20 2021

BY: \_\_\_\_\_

CHAIR: Kevin Van Buskirk  
VICE-CHAIR: Bhupen Amin  
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

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*Commission meetings can be accessed live either online or by telephone. ACCESS THE MEETING LIVE ONLINE AT*

<https://cccouny-us.zoom.us/j/83565590720>

**Meeting ID: 835 6559 0720**

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\*\*\*\* 6:30 P.M. \*\*\*\*

1. PUBLIC COMMENTS:
2. PUBLIC HEARING
- 2a. STONEHURTZ PROPERTIES (Applicant & Owner), County Files #CDRZ15-03230 and #CDDP20-03022. The applicant requests approval to rezone portions of three parcels from a General Agricultural (A-2) zoning district to a site-specific Planned Unit (P-1) district in order to correct inconsistencies with the existing Single-Family Residential, Very Low Density (SV) General Plan land use designation of the property, and to also eliminate occurrences of parcels with split (dual) zoning. The project also includes a request for approval to modify a Final Development Plan (County File #CDDP07-03062) in order to allow a lot line adjustment (County File #CDLL15-00027) between four contiguous parcels and to establish development guidelines for the entirety of the project site. No physical development is proposed as part of the project. The project is located at 1900 Las Trampas Road in the Alamo area. (Zoning: P-1 and A-2) (Assessor's Parcel Number: APN: 198-220-051, -052, -053, -055) ST Staff Report
3. STAFF REPORT:

4. COMMISSIONERS' COMMENTS:
5. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, AUGUST 11, 2021.

**~ CANCELLED**  
**COUNTY PLANNING COMMISSION**  
**CONTRA COSTA COUNTY**  
**WEDNESDAY, AUGUST 11, 2021**  
**30 MUIR ROAD**  
**MARTINEZ, CALIFORNIA 94553**

**RECEIVED**

**AUG 8 2021**

**BY: \_\_\_\_\_**

CHAIR: Kevin Van Buskirk  
VICE-CHAIR: Bhupen Amin  
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

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<https://cccouny-us.zoom.us/j/84755101367>

**Meeting IS: 847 5510 1367**

**ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.**

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**\*\*\*\* 6:30 P.M. \*\*\*\***

1. PUBLIC COMMENTS:
2. PUBLIC HEARINGS
3. STAFF REPORT:
4. COMMISSIONERS' COMMENTS:
5. COMMUNICATIONS:

**PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, AUGUST 25, 2021**

# NOTICE OF A PUBLIC HEARING

RECEIVED

AUG 3 2021

BY: \_\_\_\_\_

On MONDAY, AUGUST 16, 2021, at 1:30 p.m., the Contra Costa County Zoning Administrator will hold a public hearing to consider an application for a LAND USE PERMIT as described below.

JANET HAVERLAND (Applicant) – JANET HAVERLAND (Owner), County File CDLP20-02007: The applicant requests approval of a Land Use Permit for the proposed Fox Haven Ranch Winery on a 10.46-acre site, consisting of a winery in the existing barn located in the middle of the property, south of the onsite vineyard. Proposed accessory uses include a tasting room, retail sales of wine and related products, and storage. The tasting room would be located in the barn adjacent to the wine production and storage areas. Winery operations would be on Fridays, Saturdays, and Sundays from 10:00 AM to 10:00 PM, with tasting hours from 12:00 PM to 5:00 PM. In addition to operating the winery, the applicant proposes to hold up to 32 winery and non-winery special events a year. The applicant is applying for a Type 02 winegrower license from the California Department of Alcoholic Beverage Control. As part of the Land Use Permit, the applicant requests approval of a Variance from the Off-Street Parking Ordinance requirements for: parking lot surfacing; striping, markings, and signage; lighting; and landscaping. The applicant also requests authorization of an exception to the requirements of County Code Division 914 (Collect and Convey Requirements). The property is located at 3458 Byer Road in the Byron area of unincorporated Contra Costa County. (Zoning: A-2, General Agricultural District) (Assessor's Parcel Number: APN 002-040-061)

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the Zoning Administrator meeting will be accessible via television and live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20. Members of the public can view and listen to the meeting via Contra Costa County Streaming Media Service, which can be found at: [https://contra-costa.granicus.com/ViewPublisher.php?view\\_id=13](https://contra-costa.granicus.com/ViewPublisher.php?view_id=13)

Persons who wish to address the Zoning Administrator may submit public comments before or during the hearing via email to [planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us). The meeting agenda posted prior to the August 16, 2021 Zoning Administrator meeting will provide additional information to members of the public as to how they may submit public comments. The meeting agenda will be posted not later than 96 hours prior to the start of the meeting and will be available at: <https://www.contracosta.ca.gov/4328/Zoning-Administrator>

For further details, contact the Contra Costa County Department of Conservation and Development, Stanley Muraoka at 925-655-2876 or [Stanley.Muraoka@dcd.cccounty.us](mailto:Stanley.Muraoka@dcd.cccounty.us)

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

John Kopchik, Director  
Department of Conservation and Development

# NOTICE OF A PUBLIC HEARING

RECEIVED

AUG 3 2021

BY: \_\_\_\_\_

On MONDAY, AUGUST 16, 2021, at 1:30 p.m., the Contra Costa County Zoning Administrator will hold a public hearing to consider an application for a LAND USE PERMIT as described below.

JANET HAVERLAND (Applicant) – JANET HAVERLAND (Owner), County File CDLP19-02046: The applicant requests approval of a Land Use Permit for the proposed Fox Haven Ranch Horse Boarding and Riding Facility on a 10.46-acre site. The horse facility would be located at the southern end of the property in existing structures, including the covered horse arena, two horse barns, and smaller accessory agricultural buildings. The existing outdoor horse turnout and existing outdoor circular pen would also be part of the horse facility. One trainer would conduct scheduled training classes for up to 15 people per class. The horse facility would operate Monday through Sunday from 9:00 AM to 10:00 PM. In addition to operating the horse facility, the applicant proposes to hold up to seven events a year, such as rodeo queen try outs and other rodeo events, in the covered arena. These events qualify as non-winery special events under Land Use Permit CDLP20-02007. As part of the Horse Boarding and Riding Facility Land Use Permit, the applicant requests approval of a Variance from the Off-Street Parking Ordinance requirements for: parking lot surfacing; striping, markings, and signage; lighting; and landscaping. The applicant also requests authorization of an exception to the requirements of County Code Division 914 (Collect and Convey Requirements). The property is located at 3458 Byer Road in the Byron area of unincorporated Contra Costa County. (Zoning: A-2, General Agricultural District) (Assessor's Parcel Number: APN 002-040-061)

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the Zoning Administrator meeting will be accessible via television and live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20. Members of the public can view and listen to the meeting via Contra Costa County Streaming Media Service, which can be found at: [https://contra-costa.granicus.com/ViewPublisher.php?view\\_id=13](https://contra-costa.granicus.com/ViewPublisher.php?view_id=13)

Persons who wish to address the Zoning Administrator may submit public comments before or during the hearing via email to [planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us). The meeting agenda posted prior to the August 16, 2021 Zoning Administrator meeting will provide additional information to members of the public as to how they may submit public comments. The meeting agenda will be posted not later than 96 hours prior to the start of the meeting and will be available at: <https://www.contracosta.ca.gov/4328/Zoning-Administrator>

For further details, contact the Contra Costa County Department of Conservation and Development, Stanley Muraoka at 925-655-2876 or [Stanley.Muraoka@dcd.cccounty.us](mailto:Stanley.Muraoka@dcd.cccounty.us)

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

John Kopchik, Director  
Department of Conservation and Development

# CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, AUGUST 2, 2021

30 MUIR ROAD

MARTINEZ, CA 94553

RECEIVED

JUL 27 2021

\*\*\*1:30 P.M.\*\*\*

BY: \_\_\_\_\_

To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT <https://cccounv-us.zoom.us/j/81540150054>

Meeting ID: **815 4015 0054**

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application.

PERSONS WHO WISH TO ADDRESS THE ZONING ADMINISTRATOR DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE THE MEETING BY EMAIL AT [planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us) OR BY VOICEMAIL AT (925) 655-2860

All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

If you wish to view the meeting only, but not participate, the meeting can be viewed at [http://contra-costa.granicus.com/ViewPublisher.php?view\\_id=13](http://contra-costa.granicus.com/ViewPublisher.php?view_id=13).

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 655-2860.

1. PUBLIC COMMENTS:

2. APPEAL NOTIFICATION OF FINE: CONTINUED PUBLIC HEARING

- 2a. BRIAN STEINBERG (Owner), County File # BIRF18-00954): This is a hearing on the appeal for a Notice of Fine issued in the amount of \$14,300.00, at the property located at 3163 Willow Road, Bethel Island. (APN 029-120-020) (Zoning: F-1) The Notice of Fine was issued as part of a code enforcement case for activity in violation of Title 8 of the Contra Costa County Ordinance (Continued from 06.07.2021 LC) CF Staff Report

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. LORI NOVOTNY ON BEHALF OF VERIZON WIRELESS (Applicant) - ARTHUR AND SHIRLEY PACHECO (Owners), County File #CDLP21-02018: The applicant requests a land use permit renewal to allow for the renewal of expired land use permit (County File #CDLP10-02014) for a previously approved Verizon wireless telecommunications facility. The applicant also requests approval of minor modifications consisting of removing (4) antennas, installing (6) new antennas, installing (4) new radios, removing (2) RRU-12 units, installing 4 new raycap surge suppressors and ancillary equipment within the existing Verizon

fenced lease area. The subject property is located at 2670 Franklin Canyon Road in the unincorporated Martinez area of Contra Costa County. (Zoning: A-4, A-2, Agricultural Preserve District and General Agricultural District) (Assessor's Parcel Number: 368-030-011) EL Staff Report

4. LAND USE PERMIT/DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. BRANDON HELTON/ENTERPRISE RENT-A-CAR (Applicant) - 2200 CENTRAL STREET, LLC/MSH GROUP (Owners), County File #CDLP/DP21-02012: The applicant requests approval of a Land Use Permit and Development Plan to establish an Enterprise truck rental business within an existing warehouse tenant space that includes interior tenant improvements. The interior tenant improvements include the construction of a new sand and oil truck wash area and minor interior improvements to improve an existing office area for the purpose of retail sales. The rental trucks will be parked in an existing lease area outside of the warehouse. There will be up to 4 full time employees and 1 part-time employee. Proposed hours of operation are Monday through Friday, 7:00 am – 5:00 pm, Saturday, 8:00 am – 11:00 pm and closed on Sunday. The business will generally have between 12-15 rental trucks on-site at a given time. The subject property is located at 2200 Central Street in North Richmond. (Zoning: P-1, North Richmond) (Assessor's Parcel Number: 408-190-004) EL Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 16, 2021.

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